

WELCOME

Are you here for a Zoning Board of Appeals Meeting?

The duties of the Zoning Board of Appeals (ZBA) are to hear and decide on applications for expansion of nonconforming uses, applications for Special Permits, and petitions for Variances in accordance with Massachusetts General Law Ch. 40A. The Zoning Enforcement Officer is responsible for enforcing the Zoning Bylaws.

Why did I receive a notice?

An applicant has filed an application for a Special Permit or Variance. Notification is mailed to all Parties of Interest. Parties in interest, as defined under Massachusetts General Law, shall mean: the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list (notwithstanding that the land of any such owner is located in another city or town), and the ZBA of every abutting town. The Zoning Board of Appeals will make a decision based on commentary received at the meeting and what is consistent with Spencer Zoning Bylaws.

What happens at the meeting?

The Chair will open the public meeting, and then will open the public hearings. Applicants/owners will have a chance to present and discuss their application with ZBA members. After the ZBA deliberates, the Chair will open the meeting up to the Public for questions and comments

Public Participation

All members of the Public may attend the open session of any public meeting. Members of the Public may not address the ZBA without permission of the Chair, or otherwise disrupt meetings. Members of the Public may make audio or video recordings of open sessions upon prior notification to the Chair, and subject to reasonable requirements. The Chair must inform attendees of any recordings being made by the Public at the beginning of the public meeting. If a member of the Public continues to disrupt a meeting after clear warning from the Chair, the Chair may order the person to leave the meeting. If the person does not leave, the Chair may authorize a constable or other officer to remove that person.

What happens if I don't agree with how the board votes?

As a Party of Interest, you will be notified of the decision of the ZBA in compliance with Mass General Law, Ch. 40A, Sec 9. The decision must be appealed at Superior Court, Land Court, or District Court, depending on the type of application. An appeal must be filed within 20 days after the decision has been filed with the Town Clerk and must include the notice of the action and a copy of the complaint.